

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bryan

State: TX

PJ's Total HOME Allocation Received: \$5,691,280

PJ's Size Grouping*: C

PJ Since (FY): 1996

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	88.17 %	88.74 %	19	90.66 %	31	30	
% of Funds Disbursed	87.27 %	79.23 %	4	81.06 %	72	76	
Leveraging Ratio for Rental Activities	0	4.05	24	4.62	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	81.32 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.79 %	57.72 %	4	68.23 %	85	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.00 %	70.09 %	22	79.86 %	28	27	
% of 0-30% AMI Renters to All Renters***	50.00 %	36.23 %	17	44.82 %	57	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.55 %	1	94.65 %	100	100	
Overall Ranking:			In State:	14 / 38	Nationally:	55 53	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$75,191	\$14,049		\$25,419	8 Units	2.20 %	
Homebuyer Unit	\$8,551	\$9,433		\$14,530	321 Units	87.90 %	
Homeowner-Rehab Unit	\$38,229	\$30,082		\$20,251	36 Units	9.90 %	
TBRA Unit	\$0	\$3,562		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bryan TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$60,210	\$70,862	\$42,893
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.74

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	37.5	34.9	13.9	0.0
Black/African American:	25.0	28.3	50.0	0.0
Asian:	0.0	0.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	2.8	0.0

ETHNICITY:

Hispanic	37.5	35.8	33.3	0.0
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HOUSEHOLD SIZE:

1 Person:	75.0	21.5	19.4	0.0
2 Persons:	25.0	17.1	58.3	0.0
3 Persons:	0.0	20.6	8.3	0.0
4 Persons:	0.0	21.5	5.6	0.0
5 Persons:	0.0	11.8	8.3	0.0
6 Persons:	0.0	5.9	0.0	0.0
7 Persons:	0.0	0.9	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	25.9	11.1	0.0
Elderly:	100.0	5.6	55.6	0.0
Related/Single Parent:	0.0	26.2	19.4	0.0
Related/Two Parent:	0.0	41.7	11.1	0.0
Other:	0.0	0.6	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.9 [#]
HOME TBRA:	0.0	
Other:	12.5	
No Assistance:	87.5	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bryan State: TX Group Rank: 55
(Percentile)
State Rank: 14 / 38 PJs Overall Rank: 53
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	90.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

